

2863948 07/09/2001 10:27A JA Suki Tsukamoto
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FINAL PLAT

THE OVERLOOK AT FIRESTONE, REPLAT "B"

A REPLAT OF BLOCK 5, OUTLOT B, AND A PORTION OF McCLURE AVENUE OF THE OVERLOOK AT FIRESTONE, REPLAT "A",
A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 30, T2N, R67W OF THE 6TH P.M.,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

AREA = 36,579 SQUARE FEET, MORE OR LESS.

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OVERLOOK AT FIRESTONE, LLC., A COLORADO LIMITED LIABILITY COMPANY AND OVERLOOK AT FIRESTONE HOME OWNERS ASSOCIATION, A COLORADO NON-PROFIT CORPORATION, BEING THE OWNER OF THE LAND SHOWN ON THIS FINAL PLAT AS DESCRIBED AS FOLLOWS:

ALL OF LOT 1, BLOCK 5; ALL OF OUTLOT B; AND A PORTION OF THE RIGHT-OF-WAY OF McCLURE AVENUE, ALL OF THE OVERLOOK AT FIRESTONE, REPLAT "A", A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 30, T2N, R67W OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 30, FROM WHICH THE C1/4 CORNER OF SAID SECTION 30 BEARS S89°40'54"W, 2633.07 FEET (BASIS OF BEARING), THENCE S89°40'54"W, 947.95 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 30 TO THE WESTERLY RIGHT-OF-WAY LINE OF FARMDALE STREET, ACCORDING TO THE RECORDED PLAT OF SAID THE OVERLOOK AT FIRESTONE, REPLAT "A", AND THE TRUE POINT OF BEGINNING:

THENCE CONTINUING S89°40'54"W, 511.09 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 30 TO A POINT ON A LINE THAT IS 10.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID McCLURE AVENUE;

THENCE N72°11'35"E, 277.44 FEET ALONG A LINE THAT IS 10.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID McCLURE AVENUE TO A POINT OF CURVE TO THE RIGHT;

THENCE EASTERLY, 175.82 FEET ALONG THE ARC OF SAID CURVE AND ALONG A CURVE THAT IS 10.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID McCLURE AVENUE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 576.00 FEET, A CENTRAL ANGLE OF 17°29'19", AND BEING SUBTENDED BY A CHORD THAT BEARS N80°56'15"E, 175.13 FEET;

THENCE N89°40'54"E, 62.10 FEET ALONG A LINE THAT IS 10.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID McCLURE AVENUE TO A POINT OF CURVE TO THE RIGHT, THE POINT OF INTERSECTION OF WHICH BEING ALONG THE WESTERLY RIGHT-OF-WAY LINE EXTENDED NORTHERLY OF SAID FARMDALE STREET;

THENCE SOUTHEASTERLY, 17.25 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT WITH THE WESTERLY RIGHT-OF-WAY LINE EXTENDED NORTHERLY OF SAID FARMDALE STREET, SAID ARC HAVING A RADIUS OF 11.00 FEET, A CENTRAL ANGLE OF 89°50'18", AND BEING SUBTENDED BY A CHORD THAT BEARS S45°23'57"E, 15.53 FEET;

THENCE S00°28'48"E, 99.03 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE EXTENDED NORTHERLY AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FARMDALE STREET TO THE TRUE POINT OF BEGINNING.

AREA = 36,579 SQUARE FEET, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF "THE OVERLOOK AT FIRESTONE, REPLAT "B" A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE, IN FEE, THE STREETS AND AVENUES AS SHOWN ON THE ACCOMPANYING PLAT, FOR THE PUBLIC USE THEREOF FOREVER, DO DEDICATE TO OVERLOOK AT FIRESTONE HOME OWNERS ASSOCIATION OUTLOT A, AND DO FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE PUBLIC ENTITIES), AS EASEMENTS, THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR U.S. WEST COMMUNICATIONS, INC., WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALLY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR U.S. WEST COMMUNICATIONS, INC. AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER: OVERLOOK AT FIRESTONE, LLC.

OWNER: OVERLOOK AT FIRESTONE HOME OWNERS ASSOCIATION

BY: *Richard W. Parker* mg. RICHARD W. PARKER, MANAGER

BY: *Richard W. Parker* President RICHARD W. PARKER, PRESIDENT

STATE OF COLORADO } SS
COUNTY OF Boulder

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF June, 2001, BY RICHARD W. PARKER AS MANAGER OF OVERLOOK AT FIRESTONE, LLC, AND BY RICHARD W. PARKER AS PRESIDENT OF OVERLOOK AT FIRESTONE HOME OWNERS ASSOCIATION.

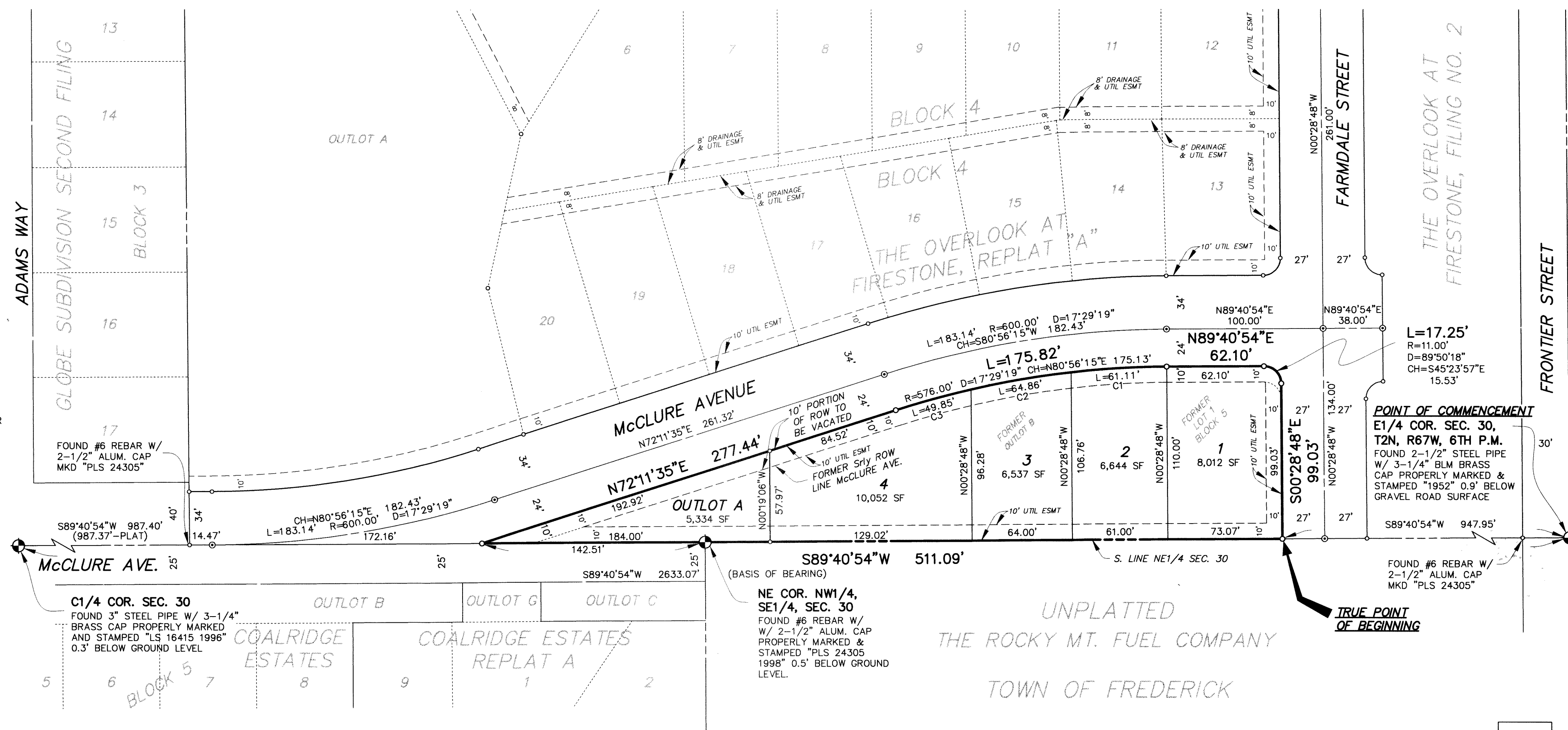
WITNESS MY HAND AND OFFICIAL SEAL:

Shirley K. Parker 4/22/02
NOTARY PUBLIC MY COMMISSION EXPIRES

NOTES

- BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE NE1/4 OF SECTION 30, T2N, R67W OF THE 6TH P.M., BEARS S89°40'54"W AS MONUMENTED AND SHOWN HEREON.
- THE PRIMARY BENCH MARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAT IS USGS BENCHMARK JR 45, A 3-1/4" BRASS CAP IN CONCRETE POST. ELEVATION = 5002.613 FEET.
- SET #6 REBAR WITH 2-1/2" INCH ALUMINUM CAP MARKED "PLS 24305" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN AS DISCLOSED IN FIRST AMERICAN HERITAGE TITLE COMPANY COMMITMENT NUMBER LR32032899, EFFECTIVE DATE MAY 5, 1999.
- ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 080266-0863-C, EFFECTIVE DATE SEPTEMBER 28, 1982, PANEL 863 OF 1075, WELD COUNTY, COLORADO AND UNINCORPORATED AREAS, THE SUBJECT PROPERTY LIES WITHIN ZONE C, AREAS OF MINIMUM FLOODING
- THE SOUTHERLY 10 FEET OF McCLURE AVENUE AS SHOWN ON THIS PLAT IS HEREBY VACATED BY THE TOWN OF FIRESTONE.
- LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL 1860 INDUSTRIAL CIRCLE, SUITE D, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
C1	61.11	576.00	06°04'42"	S86°38'33"W	61.08
C2	64.86	576.00	06°27'05"	S80°22'40"W	64.82
C3	49.85	576.00	04°57'32"	S74°40'21"W	49.84



OWNER/DEVELOPER

OVERLOOK AT FIRESTONE, LLC
2101 KEN PRATT BLVD., SUITE 106
LONGMONT, CO 80501
(303) 774-0210

SURVEYOR

FRANK N. DREXEL, PLS
ALBERS, DREXEL & POHLY, INC.
1860 INDUSTRIAL CIRCLE, SUITE D
LONGMONT, CO 80501
(303) 682-1131

ENGINEER

QC DEVELOPMENT SERVICES GROUP, INC.
11184 HURON STREET, SUITE 13
DENVER, CO 80234
(303) 280-9200

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF "THE OVERLOOK AT FIRESTONE, REPLAT "B" WAS APPROVED ON THIS 28th DAY OF June, 2001, AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES AND ENDORSES THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED.

Cheri Andersen
MAYOR ATTEST: TOWN CLERK

ATTORNEY'S CERTIFICATE

I, Alfred E. Swanson, A LICENSED ATTORNEY IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED AND FOUND THE TITLE TO ALL LANDS TO BE DEDICATED TO THE PUBLIC BY THIS PLAT TO BE FREE AND CLEAR OF ALL MONETARY LIENS AND ENCUMBRANCES (SUCH AS MORTGAGES, DEEDS OF TRUST, MECHANIC LIENS, ETC.).

BY: _____ DATE: _____

LENDER CONSENT

THE UNDERSIGNED, VECTRA BANK COLORADO, AS THE BENEFICIARY OF A DEED OF TRUST WHICH CONSTITUTES A LIEN UPON THE OWNER'S PROPERTY, HEREBY APPROVES "THE OVERLOOK AT FIRESTONE, REPLAT "B" AND CONDITIONS WHICH APPLY THERETO:

VECTRA BANK COLORADO BY: *Alfred E. Swanson*

STATE OF COLORADO } SS
COUNTY OF BOULDER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF June, 2001, BY Alfred E. Swanson AS Notary Public OF VECTRA BANK COLORADO, LONGMONT OFFICE.

WITNESS MY HAND AND OFFICIAL SEAL:

Shirley K. Parker 2/1/02
NOTARY PUBLIC MY COMMISSION EXPIRES

ACCEPTANCE OF DEDICATION

THIS IS TO CERTIFY THAT THE DEDICATION OF OUTLOT A HAS BEEN ACCEPTED BY OVERLOOK AT FIRESTONE HOME OWNERS ASSOCIATION, A COLORADO NON-PROFIT CORPORATION ON THIS 28th DAY OF June, 2001, AS SHOWN ON THIS PLAT OF "THE OVERLOOK AT FIRESTONE, REPLAT "B".

BY: *Richard W. Parker*
RICHARD W. PARKER, PRESIDENT

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF WELD

I HEREBY CERTIFY THAT THIS MAP WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ DAY OF _____ A.D., 20____, AND IS RECORDED IN: BOOK _____, PAGE _____, RECEPTION NO. _____

CLERK AND RECORDER _____ DEPUTY _____

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "THE OVERLOOK AT FIRESTONE, REPLAT "B" REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AND CHECKING IN ACCORDANCE WITH APPLICABLE STATE LAW, THAT THE PLAT ACCURATELY AND PROPERLY SHOWS THE SUBDIVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Frank N. Drexel
FRANK N. DREXEL
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 24305
DATE: 6-25-01

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL: THE OVERLOOK AT FIRESTONE
TYPE OF SUBMITTAL: FINAL PLAT
FILING NUMBER: REPLAT "B"
PHASE NUMBER:
SHEET TITLE:
PREPARATION DATE: SEPTEMBER 7, 2000
REVISION DATE: MAY 28, 2001
REVISION DATE: JUNE 26, 2001
REVISION DATE:

ADP ALBERS, DREXEL & POHLY, INC.

A Full Service Land Surveying Company

1860 Industrial Circle, Suite D, Longmont, Colorado 80501 (303) 682-1131